

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: EP/30/19/HH

LOCATION: Old Sussex  
Seafeld Road  
East Preston  
BN16 1NA

PROPOSAL: Two storey side extension to existing detached house. Conversion of integral garage.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to erect a two storey side extension to the host dwelling, including the conversion of the integral garage.

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

East Preston Parish Council

Parish Council - Objection

- Out of character as a result of its flat roof and depth.
- The proposal appears significantly different to the host dwelling.
- The proposal appears significantly different to its neighbours.

1 letter of objection from East Preston Preservation Society -

- The proposed side extension is much deeper than the present house, and have been restricted in height by leaving a large area of the roof flat.
- The character of the extension will be different to the host dwelling.
- This difference is apparent when looked from any views other than directly ahead.
- The extension is not visually integrated.
- The extension would not reflect the character and scale of surrounding buildings.

**OFFICERS COMMENTS ON OBJECTIONS:**

Comments noted and will be responded to in the conclusion section. It should be noted that the extension is not deeper than the existing part of the dwelling it adjoins, it is shallower by 0.5m.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Designation applicable to site:

Within built up area boundary  
Area of Special Character

## DEVELOPMENT PLAN POLICES

### Arun Local Plan 2011 - 2031:

|       |                                                         |
|-------|---------------------------------------------------------|
| DDM1  | D DM1 Aspects of form and design quality                |
| DDM4  | D DM4 Extensions&alter to exist builds(res and non-res) |
| DSP1  | D SP1 Design                                            |
| SDSP2 | SD SP2 Built-up Area Boundary                           |

|                                                      |                              |
|------------------------------------------------------|------------------------------|
| <u>East Preston Neighbourhood Plan 2014 Policy 1</u> | Housing - General Principles |
| East Preston Neighbourhood Plan 2014 Policy 2        | Design in Character Area One |

## PLANNING POLICY GUIDANCE:

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

## CONCLUSIONS

### PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 of the East Preston Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HER DM4 of the Arun Local Plan relates to applications within Areas of Character. Proposals will be granted subject to the retention of buildings and other features which make positive contributions to the special character of the area, maintenance of an appropriate mix of uses, and where possible, enhance the special character of the area.

Policy 1 of the East Preston Neighbourhood Development Plan sets out general principles for development within the Parish. Part (i) relates to the scale, density, massing, height, landscape design, layout and materials of development proposals, and how proposals must reflect and enhance the established character of the area.

Policy 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

## DESIGN AND VISUAL AMENITY

Seafield Road is a wide road, with no formal footpath, or road markings. Road frontages are primarily hedges, with the dwellings set further back within their residential plots. However, the setback siting of dwellings is more prominent on the Southern side of the road, as dwellings are typically closer to the street on the Northern side. The dwellings are unique designs, as each house is individually designed within its residential plot. Therefore, the locality is considered to have a mixed character, with no consistent design cues appearing across all of the dwellings in the locality.

The proposed development is considered to result in a change of appearance of the host dwelling, as a result of the scale of the proposed extension. However, it is not considered to have a significantly detrimental impact on the established character of the host dwelling as a result of its design and use of materials. It employs similar design features to those found on the host dwelling, like its matching slope angle the existing roofs (54°), similar windows, and a continuation of the brick banding across its front elevation. The proposed extension is considered to appear as a subservient addition to the host dwelling, the extension is 1.9m lower than the host dwelling in height, reached with the imposition of a flat roof atop of the extension. Flat roofs are found within the area, the dwelling opposite and the adjacent garage both utilise flat roofs, therefore, this design feature is not considered to be prominent, or significantly harmful upon the area. The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan, and the relevant policies in the East Preston Neighbourhood Development Plan.

The proposed extension is readily visible from the street scene, resultant of its prominent location. However, given the position and dimensions of the extension it is considered that as a result of the appearance of the properties and the integration of the extension, the development is not considered to be visually harmful to the established character of the area or the property. The area does not have a uniform spatial character as a result of this inconsistent roof shapes along the Northern side of Seafield Road. Additionally, the proposed development is set back from the front elevation of the host dwelling by 0.5m and meets the existing rear wall of the garage element of the host dwelling. As a result of this, the proposal is deemed to be in accordance with Policies 1 and 2 of the East Preston Neighbourhood Development Plan, and the relevant policies within the Arun Local Plan.

#### NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is considered to be acceptable in terms of neighbouring residential amenity, as it is not considered to introduce any unacceptable overshadowing or overbearing impact on occupiers of adjacent dwellings. The extension is 1m from the Western boundary of the residential site, and the element of the extension that is closest to this boundary is 2.4m high, the neighbouring dwelling is then a further 12m from this boundary. Whilst it is noted that the proposal features roof lights on its Western elevation, given their location in the roof, these are not considered to result in any significant loss of privacy to principal rooms of West House. The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

#### SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

|                           |
|---------------------------|
| <h4>HUMAN RIGHTS ACT</h4> |
|---------------------------|

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1

of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

#### **DUTY UNDER THE EQUALITIES ACT 2010**

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

#### **RECOMMENDATION**

##### **APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Plans, Elevations, Roof Plan and Site Block Plan - 1205.02.a - 05.03.2019

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.